



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, MAY 19, 2015

Planning Board members present: Robert Best, Alastair Millns, Tom Mahon, Michael Redding, Lynn Christensen, Desirea Falt, and Alternates Nelson Disco and Jeff Sebring.

Staff present: Community Development Director Tim Thompson and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m. and designated Nelson Disco to sit for the vacant full member position.

2. Planning & Zoning Administrator's Report.

The Board voted 7-0-0 to determine that the Madi Choueiri Site Plan and Merrimack Premium Outlets Subdivision are not of regional impact, on a motion made by Alastair Millns and seconded by Lynn Christensen.

3. Keach-Nordstrom Associates, Inc. (applicant) and Valleyview Revocable Trust, Carol Maggio, Trustee (owner) – Discussion and possible action regarding a request for a reinstatement of conditional final approval and a six month extension for compliance with conditions of an approval granted by the Planning Board on July 23, 2013 and July 8, 2014 to subdivide one lot into two single-family residential lots located at 15 Valleyview Drive in the R (Residential) District. Tax Map 5C, Lot 142. *This item is continued from the April 21, 2015 Planning Board meeting.*

This item was considered after agenda item #4.

Public comment was received from: Dave Hammond, 18 Valleyview Drive; and Steve Amick, 11 Valleyview Drive.

The Board voted 7-0-0 to continue this item to June 16, 2015, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Lynn Christensen and seconded by Desirea Falt.

4. Recommendation to call the Performance Bond for Valleyview Revocable Trust (emergency access way).

This item was considered before agenda item #3.

Applicant was represented by: Attorney Pat Panciocco.

The Board voted 7-0-0 to extend the validity period of the performance surety to June 17, 2015, on a motion made by Alastair Millns and seconded by Desirea Falt.

- 5. Old Blood Properties, LLC. and Joseph K. and Mary El Kareh (co-applicants/co-owners) –** Review for consideration of Final Approval of an application for a cluster subdivision proposing 72 cluster residential lots and 4 open space lots located at Old Blood Road in the R-1 (Residential) District. Tax Map 5B, Lots 001-01, 002, 003, 003-01, 005, 006, 007, 008, 009 and 231. *This item is continued from the December 16, 2014, January 6, 2015, January 20, 2015, February 17, 2015, March 17, 2015 and April 21, 2015 Planning Board meetings.*

The Board voted 7-0-0 to continue this item to June 2, 2015, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Lynn Christensen and seconded by Tom Mahon.

- 6. 526 DW LLC. (applicant/owner) –** Review for acceptance and consideration of Final Approval for a site plan to construct a 44,000 s.f. commercial storage building located at 526 DW Highway in the C-2 (Commercial) and Aquifer Conservation Districts, Wellhead Protection Area, and 100-year and 500-year Flood Hazard Areas. Tax Map 5D-2, Lot 001.

Applicant was represented by: Eric Mitchell, President, Eric Mitchell & Associates, LLS; and Charles Morgan, Owner, 526 D.W Highway, LLC.

The Board voted 7-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Lynn Christensen.

The Board voted 6-1-0 to waive the requirements of Section 7.05.D.19 – Sidewalks – with conditions, on a motion made by Lynn Christensen and seconded by Tom Mahon. Nelson Disco voted in the negative.

A motion was made by Nelson Disco and seconded by Desirea Falt to amend the waiver to require the applicant to pave a 200' sidewalk on the north side to the edge of the property failed, 3-4-0. Alastair Millns, Tom Mahon, Lynn Christensen, and Desirea Falt voted in the negative.

The Board voted 7-0-0 to continue this item to June 2, 2015, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Lynn Christensen and seconded by Alastair Millns.

- 7. Discussion/possible action regarding other items of concern.**

- Preliminary discussion of soils information for potential ordinance amendments (as requested by Pete Gagnon)

Postponed.

- 8. Approval of Minutes – May 5, 2015.**

The minutes of May 5, 2015, were approved, with changes, by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 9. Adjourn.**

The meeting adjourned at 8:45 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.